

24th July 2024

Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

**Full Planning Application at Lychgate House Farm, Lychgate Ln,
Burbage, Hinckley LE10 3AQ**

Dear Sir / Madam,

This application is for a Full Planning Application. The existing 6.5 acre site, incorporating a residential dwelling house, manège & agricultural building, is used by a local community venture, The Dave Lock Horsepool Foundation, registered charity No1200321.

The charity uses the site to support and enhance the lives of neurodiverse youths & their families who visit the farm to engage with and look after the animals.

This application seeks to secure permission to allow an additional ancillary use of part of the existing dwelling house on the property.

The dwelling house is used partially as the residence of the Farm Manager & also as a facility to provide overnight accommodation for families accessing the facilities. At times where the overnight accommodation is not being used by the charity for this purpose, the intention is for the facility to serve as a short term holiday let for other visitors to the farm, with the funds from the let, going to support the charity.

The following points form part of the above application & it is requested they be considered fully:

Relevant Policies

National Planning Policy Framework:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 11. Making effective use of land

12. Achieving well-designed places

Local:

Site Allocation and Development Management Policies Development Plan

DM 1 Presumption in Favour of Sustainable Development

DM 5 Enabling Rural Worker Accommodation

DM 8 Safeguarding Open Space, Sport and Recreational Facilities

DM 25 Community Facilities

Summary

1). Planning History The property at Lychgate House Farm has planning history as follows:

EXTENSIONS AND ALTERATIONS TO DWELLING

Ref. No: 05/01279/FUL

Wed 14 Dec 2005

Status: Permitted

ALTERATIONS TO DWELLING TO CREATE ANNEXE

Ref. No: 04/01131/FUL

Tue 09 Nov 2004

Status: Permitted

CHANGE OF USE TO LIVERY YARD

Ref. No: 04/00379/COU

Fri 02 Apr 2004

Status: Permitted

THE FORMATION OF AN OUTDOOR MANEGE

Ref. No: 03/00831/FUL

Mon 14 Jul 2003

Status: Permitted

CERTIFICATE OF LAWFULNESS FOR AN EXISTING RESIDENTIAL USE OF THE
DWELLING WITHOUT COMPLYING WITH AN AGRICULTURAL OCCUPANCY
CONDITION

Ref. No: 01/00530/CLU

Fri 25 May 2001

Status: Permitted

RETENTION OF CARAVAN

Ref. No: 75/00887/4

Mon 02 Jun 1975

Status: Permitted

Prior to this application, a Pre-application Advice Request was submitted, with reference 22/10197/PREHMO, where the response of the planning department was that the premise of the usage of the property by the charity as described above, would not require a planning application.

After the Pre-application Advice Request mentioned above, a Certificate of Lawful Development application was submitted ref. 24/00472/CLP, however we were advised that as the dwelling house had agricultural usage removed, we would need to submit a Full Planning application, hence this latest submission.

2). Visual Impact & Screening of the site The proposed development of the site will mean no changes that will be visible to the public. Please see accompanying drawing 0337 (A) GA 003 - Site Plan. The existing site has a reasonably flat level, as shown on drawing 0337 (A) GA 001 - Location Plan, it is not expected that the levels of the site will have to change to allow the development.

3). Surface Water Drainage It is not anticipated that the proposal will substantially increase the volume of rainwater runoff.

4). Highways considerations The proposals will not substantially affect the volume of traffic on the adjacent roads infrastructure. It is anticipated that the average daily number of vehicles accessing the property, will be between 4 & 7 vehicles per day spread over the opening hours, described in the Charity's Mission Statement. The statement is included as part of the application documentation.

5). Sustainability The proposed ancillary usage is to make the best use of the section of mixed use within the property, with no external materials or changes being required. This

approach has been purposely selected, so as to have as low an environmental impact as possible.

6). Amenity The proposal is to allow for the property to have a small ancillary income of the short term let. This is to serve the purpose of the charity, namely providing support and enhancing the lives of neurodiverse youths & their families who visit the site to engage with and look after the animals.

I trust this planning letter & the submitted drawings will furnish the required information. However should you need any further information, please feel free to get in touch.

Yours faithfully,



Barnaby Robinson